



**City of Sutherlin**  
**Planning Commission Meeting**  
**Tuesday, August 15, 2023**  
**7:00 p.m. – Sutherlin Civic Auditorium**  
**Agenda**

**Pledge of Allegiance**

**Introduction of Media**

**Approval of Minutes**

August 1, 2023 – Regular Meeting

**Approval of Findings of Facts**

1. **FOREVER GREEN FOREST MANAGEMENT, LLC**, request for a Conditional Use Permit and Tree Falling Permit (greater than 5 acres) on a 76.87± acre property located on the north of E Sixth Avenue, inside the City of Sutherlin. The subject property is described as Tax Lot(s) 400, 700 & 800 in Section 16B and part of Tax Lot 100 in Section 17A, all in T25S, R5W, W.M., and Property I.D. No(s). R43275, R43355, R43379, (pt) R21376 and (pt) R131744. **PLANNING DEPARTMENT FILE NO. 23-S005.**

**Monthly Activity Report**

**Public Comment**

**Commission Comments**

**Adjournment**

**CITY OF SUTHERLIN  
PLANNING COMMISSION MEETING  
CIVIC AUDITORIUM – 7:00 PM  
TUESDAY, AUGUST 1, 2023**

**COMMISSION MEMBERS PRESENT:** Michael Hogsett, John Banducci, Alan Woods, Norm Davidson and Adam Sarnoski

**COMMISSION MEMBERS EXCUSED:** Tom Maloney

**COMMISSION MEMBERS ABSENT:** None

**CITY STAFF:** Jamie Fugate, City Planner and Kristi Gilbert, Community Development Director

Meeting called to order at 7:00 pm by Chair Davidson

**MEDIA PRESENT:** None

**AUDIENCE:** Tom Schaub, Greg Demers, Dian Cox, Carter R. Boehm, Steve Peery, John Blakely, John Lahley, Chester Quesnoy, Diana Quesnoy, Dick Titus, Coraleigh Hopkins, Robert Demers, John Daye, Mark Anderson, Steve Martin, Julie Martin, Brent and Anita Hunsaker, Jim and Mary Dennis, Terry Wells, Carolyn Reeves, Trixy Diamond, David Roell, Casie Roell and Lynn Wilcox

**FLAG SALUTE**

**APPROVAL OF MINUTES**

A motion made by Commissioner Sarnoski to approve the minutes of the June 20, 2023 Planning Commission meeting; second made by Commissioner Hogsett.

In favor: Commissioners Banducci, Sarnoski, Hogsett, Woods and Chair Davidson

Opposed: None

Excused: None

Motion carried unanimously

**CONTINUANCE OF QUASI-JUDICIAL PUBLIC HEARING(S)**

1. **FOREVER GREEN FOREST MANAGEMENT, LLC**, request for a Conditional Use Permit and Tree Falling Permit (greater than 5 acres) on a 76.87± acre property located on the north of E Sixth Avenue, inside the City of Sutherlin. The subject property is described as Tax Lot(s) 400, 700 & 800 in Section 16B and part of Tax Lot 100 in Section 17A, all in T25S, R5W, W.M., and Property I.D. No(s). R43275, R43355, R43379, (pt) R21376 and (pt) R131744. **PLANNING DEPARTMENT FILE NO. 23-S005.**

Chair Davidson opened the hearing, with reading of the disclosure (legal) statement; app persons testifying shall be deemed parties to appeal the application and must provide full name and mailing address if they wish to be notified of the decision, continuances, appeals, or procedural actions

required by the Code. The Sutherlin Development Code specifies applicable criteria to be relied upon in making a decision.

Chair Davidson asked the Commission if there were any conflicts of interest or personal bias; Chair Davidson asked the audience if there were any challenges of impartiality of any person(s) on the Commission. Hearing none, Chair Davidson asked for those wanting to have party status that weren't already to please step up to the podium and state their name and address for the record. **Mark Anderson, 635 Sherwood**, stated he wished to have party status. Chair Davidson then called for the Staff Report.

**Jamie Fugate, City Planner**, updated the commission that no new testimony from opposition was received, however Greg Demers, representative of the applicant did submit a response late this afternoon. Mrs. Fugate entered the response as "Applicants Exhibit 1." Mrs. Fugate stated the staff report remained the same and with the recommendation of action alternative number 1.

**APPLICANT'S TESTIMONY - Greg Demers, representative for the property owner/applicant** who is proposing the timber harvest, gave the property description and elaborated on the two applications submitted. By harvesting the timber, this will open up the land (contours, topography, etc) to allow them to determine what development would best fit. Mr. Demers stated the specific type of trees to be removed and that the goal is to develop the property in 0.50 – 1.00 acre lots or cluster lots. They specifically chose Arch Avenue as their haul route to avoid Sherwood, Mardonna, and Terrace Lane roads. Mr. Demers said the slopes of the property is under 25% slopes and the property contains no risk, they will not negatively impact the area. He went on to say they have hired a third-party forester to help with the timber harvesting and they have already secured 20,000 seedlings for reforestation purposes. proceeded to review "Applicants Exhibit 1" that he submitted this afternoon. The plan to reforest will be in the winter of 2024 if timber harvest takes place late in 2023. Mr. Demers stated they will follow the debris and slash per 5.16.070.B.

Mr. Demers then continued to respond to the list of conditions as stated in submitted Applicants Exhibit 1 and stated his surveyor and son are in the audience. Mr. Demers asked that the commission waive condition number 4 and 5. Commissioner Banducci asked if they opened up roads, Mr. Demers responded that they have not built any new roads, just opened up the existing roads. Commissioner Banducci then asked about the surveying and any trees cut as stated at the June 20, 2023 hearing. Mr. Demers informed the commission that the surveyor and Dick Titus went up on the subject property to speak to adjacent property owners, they have not cut anyone's trees or merchantable timber and the plan is still to develop the property.

**Robert Williams Jr., Venita, licensed surveyor**, came up to the podium. Commissioner Banducci asked Mr. Williams, "when you did the surveys/lines did you find them? Mr. Williams responded that hardly any occupied lines were located. No further questions were heard for Mr. Williams.

Mrs. Fugate responded to Mr. Demers Applicants Exhibit 1, clarifying that within the staff report a reciprocal easement was mentioned, but not carried forward to the conditions of approval. Mrs. Fugate went on to say that per the Sutherlin Development Code, a Geotech Report is required within the Residential Hillside zone and also on slopes of 12% or greater.

**TESTIMONY IN FAVOR** - No testimony in favor.

## TESTIMONY IN OPPOSITION –

**Mark Anderson 635 Sherwood, Sutherlin**, stated he has lived in his house for 45 years, was there prior to a previous subdivision proposal and even road a dirt bike on the roads located on the hill. Mr. Anderson stated his main concern is drainage as there is an existing 30” culvert that is full in the winters and this will only get worse after the logging occurs. Mr. Anderson would like a catch basin or something planned ahead of time to help and would prefer they cut the fir and pine trees, that there are not any healthy pines trees and this poses a fire hazard. Mr. Anderson finds it a stretch to develop this property due to it being full of slate rocks and is not meant to build homes on. He encourages that a Geotech report be done.

**RECEIVE NEUTRAL** - No neutral testimony.

## APPLICANT’S REBUTTAL

**Greg Demers**, representative for the property owner/applicant came back to the podium and stated these conditions (Geotech and Engineer Letter) are for development, not logging. Mr. Demers stated that obviously they will leave the pine trees and remove any dead ones for aesthetics.

Closed public portion of the Hearing

**DISCUSSION** – Commissioner Sarnoski stated that he agrees with the requirement of a Geotech Report given the Residential Hillside (RH) zone and the drainage.

A motion was made by Commissioner Hogsett to recommend to approval per staff recommendation of Action Alternative No. 1 and the listed conditions; Commissioner Woods seconds the motion.

In favor: Commissioners Banducci, Sarnoski, Hogsett, Woods and Chair Davidson

Opposed: None

Excused: None

Motion carried unanimously

**MONTHLY ACTIVITY REPORT** – No questions or comments.

## PUBLIC COMMENT –

**John Lahley, 2070 Culver Loop, Sutherlin**, came up to the podium and asked why items weren’t on the activity report. Mrs. Fugate responded that the activity report is completed a week prior to a hearing to be included in the required mailout and posting on the city website, only items that are deemed complete or approved are listed on the activity report.

**Lynn Wilcox, 1789 Culver Loop, Sutherlin**, came up to the podium and stated the development across from her house is not following dust abatement, that dust and rocks are hitting the windows when they work. Mrs. Wilcox stated she submitted a report and would like to know what can she do. Commissioner Sarnoski asked staff, isn’t dust abatement through the code enforcement/police department. **Kristi Gilbert, Community Development Director**, stated that we will look into it and get back to her.

**COMMISSION COMMENTS** – None

**ADJOURNMENT** - With no further business the meeting was adjourned at 7:50 p.m.

Respectfully submitted,

---

Jamie Fugate, City Planner

**APPROVED BY COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

---

Norman Davidson, Commission Chair

DRAFT

## BEFORE THE PLANNING COMMISSION OF THE CITY OF SUTHERLIN

IN THE MATTER of a Conditional Use Permit ]	<b>FINDINGS OF FACT AND DECISION</b>
and Tree Falling Permit (greater than 5 acres) ]	
on a 76.87± acre parcel located north of E. ]	Applicant: Forever Green Forest
Sixth Avenue. The property is identified as Tax ]	Management, LLC
Lot(s) 400, 700 and 800 in Section 16B, and ]	Subject: Conditional Use Permit and Tree
part of Tax Lot 100 in Section 17A, all in T25S, ]	Falling (greater than 5 acres)
R5W, W.M.; Property I.D. No's. R43275, ]	File No.: 23-S005
R43355, R43379, (pt) R21376 and (pt) ]	
R131744.	

### PROCEDURAL FINDINGS OF FACT

1. The Conditional Use Permit and Tree Falling Permit (greater than 5 acres) applications were deemed complete by the City on May 31, 2023.
2. Pursuant to Section 4.2.140.C of the Sutherlin Development Code (SDC), notice of the public hearing was given by publication in the *News Review* on June 6, 2023, which was a least 14 days prior to the date of the public hearing.
3. Notice of a Public Hearing on the Conditional Use Permit and Tree Falling Permit (greater than 5 acres) applications before the Planning Commission was given in accordance with Section 4.2.140.C as a Type III procedure. Notice was sent to affected property owners of record within 100 feet of the subject property, property owners affected by this decision, service providers, and governmental agencies on May 31, 2023. Five (5) written comments on the proposal were received.
4. The Planning Commission held a public hearing on this matter on June 20, 2023 and continued to August 1, 2023.
5. At the public hearing on June 20, 2023, there was one (1) declaration by Commissioner Hogsett, with no other ex parte contact or other conflicts of interest made by the Planning Commission. No objections were raised and the Commission was qualified to hear the matter.
6. The Planning Commission declared the following as parties at the June 20, 2023 and August 1, 2023 hearings:
  - a. Greg Demers, Applicant's Representative
  - b. Joshua Heacock, Douglas County Public Works Engineering
  - c. Brandan McGarr, Battalion Chief, Sutherlin Fire Department
  - d. Aaron Swan, Sutherlin Public Works Director
  - e. David Roell and Casandra Roell, adjacent property owners
  - f. Venita Ames, adjacent property owner
  - g. Chester Quesnoy, adjacent property owner
  - h. Scott Haury, adjacent property owner
  - i. Trixy Diamond, adjacent property owner
  - j. Robert Chambers, adjacent property owner
  - k. John Beam, adjacent property owner
  - l. Mark Anderson, adjacent property owner

7. Reference was made to the June 13, 2023 Staff Report and findings of fact addressing compliance with the applicable provisions of the Sutherlin Comprehensive Plan, Chapter 2, Section 2.2 (RH zone), Chapter 4, Section 4.5 (Conditional Use Permit) of the SDC and Chapter 5.16 (Timber Harvesting) of the Sutherlin Municipal Code (SMC) at both the June 20, 2023 and August 1, 2023 hearings.
8. Planning Staff presented the Staff Report dated June 13, 2023 and entered Staff Exhibits 1-9 into the record with the recommendation of action alternative number 1 at the June 20, 2023 hearing.
9. Planning Staff at the August 1, 2023 hearing presented Applicant's Exhibit 1, the submitted documentation by the representative of the applicant dated August 1, 2023 and stated the staff report dated June 13, 2023 remains the same, with the recommendation of action alternative number 1.
10. The Planning Commission received clarifying testimony at the June 20, 2023 hearing about the requested applications from the property owner/applicant's representative, Greg Demers, who explained their intent is to harvest the timber to open up the property and then propose a residential development on the subject property. By opening up the land (contours, topography, etc) will then allow them to determine what development would best fit. Noting that proposed lots would not be smaller than 0.50 acres in size (and go up from there). He further stated that he (and the applicant) concurred with the staff report and the proposed conditions of approval.
11. The Planning Commission received clarifying testimony at the August 1, 2023 hearing about the requested applications from the property owner/applicant's representative, Greg Demers, who explained he was not prepared to speak at the previous (June 20, 2023) hearing. Mr. Demers spoke about the subject property, the intent of the timber harvest and future development. He further stated that he (and the applicant) would like to see conditions number 4 and 5 waived, as these are typical development conditions, not timber harvesting conditions. Mr. Demers also stated they will work with the City Public Works to avoid the existing waterline that is within the existing proposed haul route.
12. The Planning Commission provided opportunity to receive clarifying questions and oral testimony from persons in favor to the application. No persons were present.
13. The Planning Commission provided opportunity to receive clarifying questions and oral testimony from persons in opposition to the application at the June 20, 2023 hearing. Chester Quesnoy, Scott Haury, Trixy Diamond, Robert Chambers and John Beam spoke in opposition, with Mark Anderson speaking at the August 1, 2023 hearing.

14. The Planning Commission provided opportunity to receive neutral comments, questions and/or oral testimony from persons to the application. No persons were present.
15. The Planning Commission provided opportunity to receive clarifying questions and oral testimony in rebuttal to the application. Jamie Fugate, City Planner, responded with answers pertaining to the SDC requirements.
16. The Planning Commission provided opportunity to receive clarifying response and oral rebuttal from the applicant. Greg Demers, representative of the property owner/applicant addressed the adjacent property owners concerns.
17. The Planning Commission closed the public portion of the hearing and commenced discussion on the application.

### **FINDINGS OF FACT RELATED TO DECISION**

The Planning Commission expressed the importance of a Geotech Report being completed with regards to the drainage concerns and requirements outlined in the Sutherlin Development Code. The Planning Commission also expressed the importance of avoiding the existing waterline that is within the proposed haul route. No other objections to the proposed request were stated.

### **FINDINGS OF FACT**

Finding No. 1. The Planning Commission finds the subject property is designated Low Density Residential by the Sutherlin Comprehensive Plan and zoned (RH) Residential Hillside by the SDC.

Finding No. 2. The Planning Commission adopts by reference the findings of the Staff Report dated June 13, 2023.

Finding No. 3. The Planning Commission finds that the requested conditional use permit standards were processed as a Type III procedure, subject to the applicable provisions of the Sutherlin Comprehensive Plan, Chapter 2, Section 2.2 (RH zone), Chapter 4, Section 4.5 (Conditional Use Permit) of the SDC.

Finding No. 4. The Planning Commission finds, based upon the staff report, application materials and the oral testimony provided, that the proposed conditional use permit is designed to meet the requirements of Section 2.2 (RH zone) and Section 2.7.210 (RH Zone and slopes greater than 12%, development standards) with regard to the requirement of a Geotech Report for any cut, fill, excavation, removal of trees or ground cover and/or grading.

Finding No. 5. The Planning Commission finds, based upon the staff report, application materials and the oral testimony provided, that the tree falling permit (greater



than 5 acres) standards were processed subject to the applicable criteria and requirements outlined within Chapter 5.16 (Timber Harvesting) of the SMC.

Finding No. 6. The Planning Commission finds, based upon the staff report, application materials and the oral testimony provided, that the proposed tree falling permit (greater than 5 acres) will substantially meet the standards Chapter 5.16 [Timber Harvesting], Sections 5.16.050 [Tree falling permits for more than five acres], 5.16.060 [Criteria for tree falling], 5.16.070 [Reforestation] of the SMC and that appropriate conditions of approval have been imposed to ensure continued compliance. As proposed, the subject property will be harvesting of timber on approximately 76.87± acres of the subject property located within the city limits of Sutherlin.

Finding No. 7. The Planning Commission finds, base upon the staff report, application materials and oral testimony provided, that the property owner/responsible party is trying to harvest the timber on the 76.87± acre property to allow for future residential development.

Finding No. 8. The Planning Commission finds, based upon the staff report, application materials and the oral testimony provided the proposed conditional use permit and tree falling permit (greater than 5 acres), the property owner/responsible party shall coordinate with Sutherlin Public Works to avoid utilizing the existing gravel road portion that the existing city waterline is within.

Finding No. 9. The Planning Commission finds, based upon the staff report, application materials and the oral testimony provided that the proposed development will substantially meet the approval criteria outlined in Chapter 4, Section 4.5 (Conditional Use Permit) of the SDC.

Finding No. 10. The Planning Commission finds, based upon the staff report, application materials and the oral testimony provided that the proposed development will substantially meet the approval criteria outlined in Chapter 5.16 of the SMC (Timber Harvesting) proposal and that appropriate criteria and conditions of approval have been imposed to ensure continued compliance.

## CONCLUSION

1. A motion was made by Commissioner Hogsett and seconded by Commissioner Woods to approve action alternative number 1 and **APPROVE** the requested Conditional Use Permit and Tree Falling Permit (greater than 5 acres) on a 76.87± acre subject property located north of E. Sixth Avenue. The motion passed unanimously.
2. The Commission adopts the findings of the staff report in support of their decision.

NOW, THEREFORE, based upon the foregoing findings of fact and the oral testimony provided, the Sutherlin Planning Commission **APPROVES** the requested Conditional Use

Permit and Tree Falling Permit (greater than 5 acres) on a 76.87± acre subject property, subject to the following conditions of approval:

1. Sutherlin Public Works Director shall provide video documentation of the proposed haul route prior to the start of the proposed timber harvesting. The property owner/responsible party shall notify the Sutherlin Public Works Director when the proposed timber harvesting is complete. Once the timber harvest is complete the Sutherlin Public Works Director will re-evaluate by additional video footage along with visual inspection the “haul route” and affected city streets.
  - a. Video footage shall include the City of Sutherlin’s water line and access easement as outlined in Deed Reference Number 1971-10682.
  - b. The property owner/responsible party is responsible for any damages that may occur to the existing gravel road (City of Sutherlin easement) and shall repair gravel road to beginning condition.
2. The property owner/responsible party shall conform to Chapter 8.16.170 [Noise Disturbance] of the Sutherlin Municipal Code (SMC). The hours of operation in residential districts is permitted between the hours of seven (7) a.m. and six (6) p.m. The property owner/responsible party shall conform to Chapter 8.16.170 [Noise Disturbance] of the Sutherlin Municipal Code (SMC). The hours of operation in residential districts is permitted between the hours of seven (7) a.m. and six (6) p.m.
3. Property owner/responsible party shall submit a Geotechnical Report prior to the start of the proposed timber harvesting, meeting the requirements of Section 2.7.10 of the Sutherlin Development Code (SDC).
4. Property owner/responsible party shall submit a stamped certification by a licensed engineer stating that the rate of storm water drainage during and after the harvesting of timber will not increase as a result of the proposed improvement. The certification shall further state that the property owner/responsible party will adhere to all applicable storm drainage, grading, erosion, and sediment control requirements. This statement will also state that there will be no impact to neighboring properties.
5. Property owner/responsible party must submit an approved permit from the Oregon Department of Forestry (ODF).
6. The property owner/responsible party shall comply with the Forest Practices Act.
7. The property owner/responsible party is responsible (and planning) for reforestation of the subject property meeting the requirements within Section 5.16.070.A of the SMC. A minimum of two hundred fifty (250) trees planted per acre within one year. After twelve (12) month period the property owner/responsible party shall demonstrate (and submit documentation) a minimum of seventy-five (75) percent survival rate.

8. All debris and slash realized from the tree falling shall be either removed or piled and burned within sixty (60) days following the removal of the harvested trees unless a time extension is granted by the planning commission due to unusual or extenuating circumstances; however, such time extension shall not exceed a maximum of twelve (12) months from the date of the completed harvest. Property owner/responsible party shall submit documentation compliance with this requirement.
9. Property owner/responsible party must submit a 24/7 Emergency Contact information document for project management on site provided by the Sutherlin Fire Department.
10. Property owner/responsible party is required to follow all rules from DFPA (Douglas Forest Protective Association) during Fire Season.
11. The property owner/responsible party is advised by the Sutherlin Public Works Director the potential risk of utilizing the existing gravel access road for the “haul route” as described in the applications submitted. The property owner/responsible party is advised to explore alternate routes that don’t put the city’s water line at risk of being damaged. If the existing graveled road is utilized as the “haul route,” the property owner/responsible party is to notify the Public Works Director within 24 hours if damage occurs and is responsible to repair the damaged water line.
12. Obtain a City of Sutherlin Overweight Truck Hauling Permit that is to be approved pursuant to Section 10.32.030 of the Sutherlin Municipal Code (SMC).
13. Obtain the necessary Planning Clearance Worksheet approval from the Community Development Department, once the above conditions have been met authorizing the proposed Timber Harvesting.

**ADISORY STATEMENTS:**

14. The property owner/responsible party shall not negatively impact adjacent properties with storm drainage, soil erosion and/or water runoffs.
15. The property owner/responsible party shall comply with all applicable local, county, state and federal regulations as applicable to the Tree Falling.

DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

---

NORMAN DAVIDSON, CHAIR



126 E. Central Avenue  
Sutherlin, OR 97479  
541-459-2856  
Fax: 541-459-9363  
[www.ci.sutherlin.or.us](http://www.ci.sutherlin.or.us)

## City of Sutherlin

Date: August 8, 2023  
To: Planning Commission  
From: Community Development  
Re: Monthly Activity Report

This report is provided in an effort to keep you apprised of recent land use and other relevant activities.

### **COMMUNITY DEVELOPMENT**

#### **Ford's Pond Grant update**

At the May 8, 2023, City Council awarded the bid to JRT Construction, LLC in the amount of \$1,884,038.16. Construction started on June 5th and is expected to be completed in late Fall of 2023.

The City received two notices of delay from JRT Construction on August 1, 2023. Construction of the remaining perimeter path including the boardwalk is delayed due to wetlands permitting, and construction of the playground is delayed awaiting the delivery of the remaining three pieces of equipment. The equipment has been shipped and is pending delivery. The ADA restrooms and pavilions have been installed. The project is still expected to be complete in late Fall of 2023.

#### **Recreational Vehicle (RV) Survey and Open House**

It is currently not permitted to reside in an RV on private property within the city limits. Following several complaints to city councilors, they directed staff to seek public input on whether the citizens would like to see enforcement or code changes to address the issue. A postcard for an RV survey was mailed out on April 24, 2023. Survey closed on May 12, 2023. An open house was held on May 24, 2023, 5:00 p.m. – 7:00 p.m. in the Civic Auditorium for additional public input, 79 citizens attended. Information was collected from the public outreach and provided to the planning commission for their regular scheduled meeting on June 20, 2023. The Planning Commission made a recommendation to the City Council prohibit residing in RV's on private property within the city limits. The City Council considered the Planning Commission recommendation and directed staff to move forward with drafting an ordinance.

### **TRANSPORTATION**

#### **Downtown Parking Lot**

- Design and Construction Estimate
  - Start date: December 12, 2022
  - Completion date: August 31, 2023
  - Bidding TBD 2023/2024
  - Construction is estimated to begin TBD 2023/2024

## **Waite Street Improvements**

Advertisement for Request for Proposals (RFP) to provide Engineering Design Services and Construction Cost Estimate for Waite Street Improvements went out June 21, 2023. Five proposals were received by the July 20, 2023 deadline. The Notice of Intent of Award to contract to Civil Solutions Engineering, LLC was issued July 27, 2023. A Survey Notification Letter notifying property owners of survey field work was mailed to surrounding property owners August 4, 2023.

The schedule is as follows:

Contract Negotiation w/ Selected Consultant	August 1, 2023
Award of Project	August 14, 2023
Start Design	August 15, 2023
Complete Design	November 16, 2023
Present Final Design to Council	December 11, 2023 @ 7:00 p.m. PST

## **UTILITIES**

### **Nonpareil Water Treatment Plant Improvement:**

New construction schedule:

a. New Coatings	March 6 – 10, 2023
b. Concrete Infill	March 17, 2023
c. Underdrains/Piping	March 20 – 24, 2023
d. RW Pump Station	March/April 2023
e. Treated Water PS	March/April 2023
f. Chemical Feed	March/April 2023
g. Controls Startup	April 14 – 28, 2023
h. WTP Commissioning	May/June 2023
i. Substantial Completion	August 2023
j. Final Payment	September 2023

The Design Contract was awarded on January 27, 2020, to The Dyer Partnership Engineers & Planners, Inc. for Engineering Services and Construction Management. On February 24, 2021 @ 2:00pm bids were opened, Stettler Supply & Construction submitted the lowest bid in the amount of \$4,810,485 and has sufficient experience and qualifications to satisfactorily construct the project. On March 8, 2021, City Council Awarded the Construction Contract to Settler Supply Company in the amount of \$4,810,485. Construction started April 2021 and is expected to be completed in 2023.

A walk through for substantial completion has been scheduled for August 10, 2023. Project funding close-out activities will begin once the punch list has been created and completed.

## **LAND USE ACTIVITY**

### **Building Worksheets:**

- 2023-40- 2023-55 on previous Activity Report(s)
- 2023-56 – 204/206 Eagle Ct – Duplex
- 2023-57 – 1667 Scardi Blvd – SFD
- 2023-58 – 778 Schoon Mountain Rd – deck cover

- 2023-59 – 948 W Second Ave – accessory bldg
- 2023-60 – 531 N Comstock – Interior Remodel (school)

**Active Land Use Applications:**

- 23-S007 – 23-S008 on previous Activity Report(s)
- 23-S009 – Goodfellas of Sutherlin - SUBD

**Right of Way Applications:**

- 23-12 – 23-17 on previous Activity Report(s)
- 23-18 – 623 E Everett – Pacific Power